



## Edmonton Alberta

\$708,800

LUXURY LIVING. Perfect for Snowbirds or those who live an active lifestyle as the grass/ snow is taken care of w/low fees. If you are a car aficionado or have a big RV, this home is for you! Beautiful open concept plan boasts an abundance of natural light & 10 ft ceilings. Stunning 1228 sf home w/approx \$40,000 in upgrades over the last year! Pristine 2 bedrm home w/a Chef's kitchen w/a huge island, quartz & NEW upgraded appliances (2025). Cozy family rm off of the kitchen/dining area. Main flr flex rm can be a den or bedrm as there's a full bath adjacent. Gorgeous primary bedrm w/a spa like ensuite. F/Fin bsmt w/a massive family rm/games area & 2 bedrms (or exercise rm). Light contemporary tones throughout. Heated 34' X 47'/22' garage (16' high/2 drains). Fits 4-7 cars (w/lift), or the 3rd bay can accommodate a full size motor home or a she shed/man cave or a golf simulator? New H/W, H2O softener, HE A/C, garage heater, new high end blinds, alarm & much more. Steps to ravine trails/parks/EIA & shopping (id:6769)

Family room 6.07 m X 5.03 m

Bedroom 2 3.35 m X 3.26 m

Bedroom 3 3.66 m X 3.26 m

Living room 3.96 m X 3.81 m

Dining room 4.18 m X 2.53 m

Kitchen 3.44 m X 2.77 m

Den 2.99 m X 2.68 m

Primary Bedroom 3.96 m X 3.87 m

Laundry room 1.83 m X 1.55 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.alangee.com/>



Royal

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